

2, Dorrington Road, Lancaster, LA1 4TG



£185,000

**Income-Generating HMO Property
Near Lancaster City Centre**

This well-presented investment property is ideally situated just a short walk from Lancaster city centre, offering easy access to all the amenities the area has to offer. From gyms, pubs, clubs, and shops to a variety of eateries and essential health services, everything is within reach.

Designed for student accommodation, the property is in excellent condition throughout and provides comfortable living spaces

Let for the Academic year
2024/2025, 3 X 115 x 48 = £16,560

For the 2025/2026 academic year, the property has not been advertised to let, presenting a fantastic opportunity for investors or parents looking to secure quality accommodation for their children attending university in Lancaster.

The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

A current landlord's gas safety certificates are in place along with EICR (electrical installation condition reports).

Kitchen

Double glazed window, range of matching wall and base units, stainless steel sink, Valliant combi boiler, fridge and freezer, dishwasher, double glazed door to the side entrance, four ring gas hob and extractor hood, electric oven and microwave, tiled floor.

Lounge/Dining Room

Double glazed window, stairs to the first floor and stairs to the basement, carpeted floor, radiator.

Bedroom One

Double glazed windows, carpeted floor, radiator.

Basement Rooms**Utility Area**

Washing machine, dryer and tiled floor.

Storage Room

Carpeted floor, radiator, steps down to cloakroom.

Cloakroom



Double glazed window, wash hand basin, tile floor, W.C.

Storage Room/Gym



Double glazed window, tiled floor, radiator, access to small store room housing the gas and electric meters.

First Floor Landing

Carpeted floor, radiator.

Bedroom Two



Double glazed windows, carpeted floor, radiator.

Bedroom Three



Double glazed windows, carpeted floor, radiator, built in storage cupboard.

Shower Room



Double glazed frosted window, walk in double shower cubicle with thermostatic shower, wash hand basin, extractor fan, heated towel rail, tiled floor, W.C.

W.C.

Double glazed frosted window, wash hand basin, vinyl floor, W.C.

Outside



Spacious garden area with various trees and plants.

Investment/ Useful Information

Tenure Freehold

Council Tax Band (B) £1,873

Currently let for this Academic year 2024/2025 3 X 115 x 48 = £16,560

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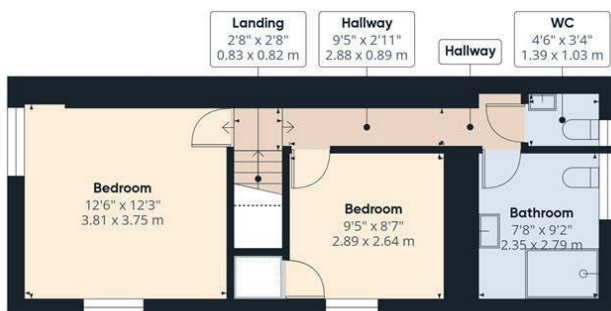
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	



Ground Floor



Floor 1



Floor 2

Approximate total area⁽⁷⁾916.66 ft²85.16 m²

Reduced headroom

1.67 ft²

0.15 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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